

# Charlbury Crescent, Yardley

## Offers Around £270,000

- EXTENDED SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- SHOWER ROOM
- LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED
- LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY

A beautifully presented, extended semi detached house on a popular road in Yardley. This stunning property will make the perfect first time purchase and is ready to move into with no works required. Comprising enclosed porch, entrance hall, lounge/diner, extended kitchen, three bedrooms and first floor shower room. Further benefiting from central heating, double glazing, landscaped rear garden with a home bar and driveway.

### FRONT

Off road parking via a block paved driveway and access to a UPVC double glazed door to:-

### ENCLOSED PORCH

Double glazed windows to the front and side, wall light, tiled floor and a composite opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, laminate flooring, power and light points and door to:-

### LOUNGE/DINER

**9'11 max x 19'4 (3.02m max x 5.89m)**



Double glazed bay window to the front, double glazed French doors to the rear garden double glazed windows to the rear, two designer radiators, power and light points and opening onto:-

### EXTENDED KITCHEN 5'1 x 10'6 (1.55m x 3.20m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with flexi hose tap and tiling to splash prone areas. Fitted electric oven with a gas hob and extractor hood over, integrated fridge, freezer and dishwasher and space and plumbing for a washing machine. Double glazed windows to the rear and side, breakfast bar, tiled floor, power and light points

### LANDING

Opaque double glazed window to the side, power and light points and doors to:-

### BEDROOM ONE

**9'11 max x 11'10 to bay (3.02m max x 3.61m to bay)**



Double glazed bay window to the front, radiator, loft access, power and light points

### **BATHROOM TWO**

**9'11 max x 11'9 to bay (3.02m max x 3.58m to bay)**



Double glazed half bay window to the rear, designer radiator, power and light points

### **BEDROOM THREE**

**5'2 x 6'3 (1.57m x 1.91m)**

Double glazed window to the front, power and light points

### **SHOWER ROOM**

**5'1 x 5'10 (1.55m x 1.78m)**



Fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the rear, heated towel rail, extractor fan, tiled floor and ceiling spot lights

### **LANDSCAPED REAR GARDEN**



The rear garden has recently been landscaped with a patio to the fore and section of artificial lawn. There are graveled shrub borders, fencing to the perimeters and access to:-

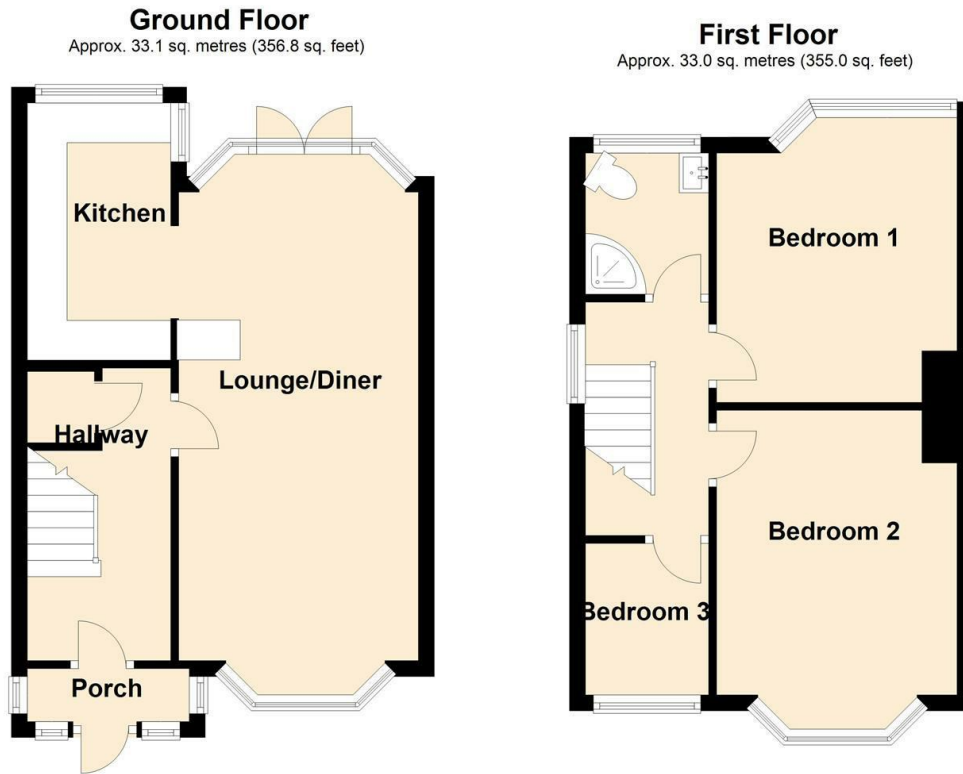
### **HOME BAR**



With power and light points.

# FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 66.1 sq. metres (711.8 sq. feet)

**TENURE:** We are advised that the property is FREEHOLD

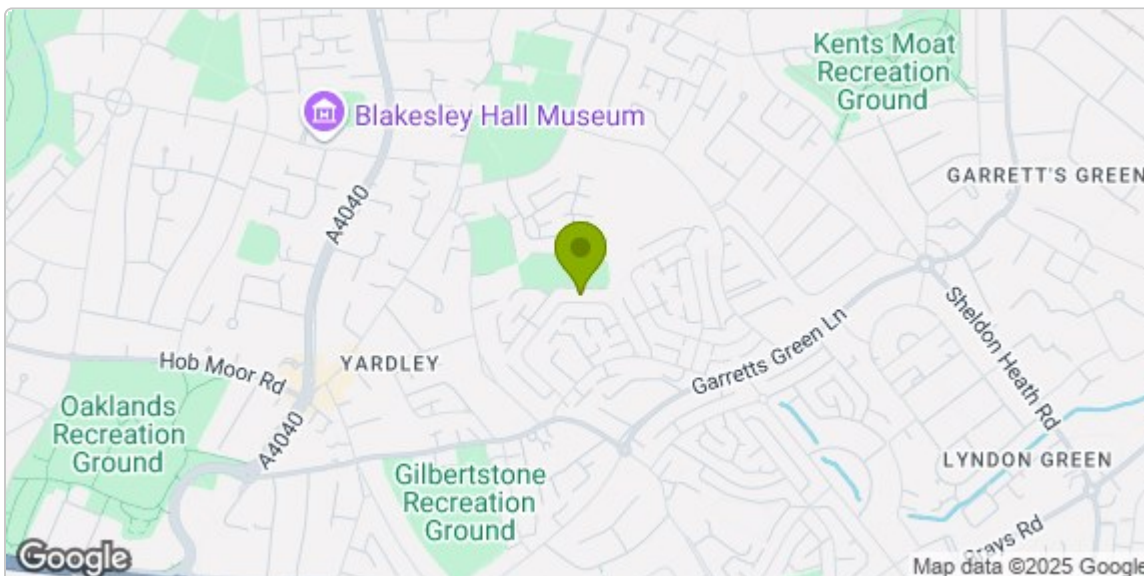
**BROADBAND:** We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 07/01/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 07/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



**Full Postal Address:**  
134 Charlbury Crescent  
Yardley Birmingham B26 2LW

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>56</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	